

1 BILL NO. R-84-05-28

2 DECLARATORY RESOLUTION NO. R-75-84

3 A DECLARATORY RESOLUTION confirming  
4 the designation of an "Economic Re-  
5 vitalization Area" under I.C. 6-1.1-  
6 12.1.

7 WHEREAS, Common Council has previously designated by  
8 Declaratory Resolution the following described property as an  
9 "Economic Revitalization Area" under Division 6, Article II,  
10 Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana,  
11 of 1974, as amended and I.C. 6-1.1-12.1., to-wit:

12 Part of Section 6, Township 30 North,  
13 Range 113 East in Allen County, Indiana;

14 said property more commonly known as Southwest corner of Lake and  
15 Maycrest Drive, Fort Wayne, Indiana;

16 WHEREAS, recommendations have been received from the  
17 Committee on Finance and the Department of Economic Development  
18 concerning said Resolution;

19 WHEREAS, notice of the adoption and substance of said  
20 Resolution has been published in accordance with I.C. 5-3-2 and  
21 a public hearing has been conducted on said Resolution;

22 WHEREAS, if said Resolution involves an area that has  
23 already been designated an allocation area under I.C. 36-7-14-39,  
24 the Fort Wayne Redevelopment Commission has adopted a Resolution  
25 approving the designation.

26 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF  
27 THE CITY OF FORT WAYNE, INDIANA:

28 SECTION 1. That, the Resolution previously designating  
29 the above described property an "Economic Revitalization Area" is  
30 confirmed in all respects.

31 SECTION 2. That, the above described property is here-  
32 by declared an "Economic Revitalization Area" pursuant to I.C. 6-  
1.1-12.1, said designation to begin on the effective date of this



1 Page Two

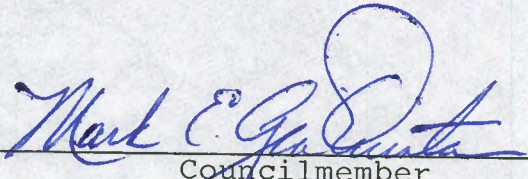
2

3 Resolution and continue for one (1) year. Said designation shall  
4 terminate at the end of that one (1) year period.

5 SECTION 3. That this Resolution shall be in full force  
6 and effect from and after its passage and any and all necessary  
7 approval by the Mayor.

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Councilmember

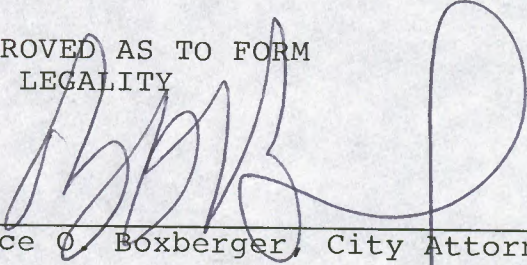
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APPROVED AS TO FORM  
AND LEGALITY

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Bruce O. Boxberger, City Attorney

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FOX RIVER BOND  
25% COTTON



Read the first time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on Monday, the 12th day of June, 1984, at 7:30 o'clock P..M., E.S.

DATE: 5-22-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Gia Quinta, seconded by Stier, and duly adopted, placed on its passage. PASSED (~~LOST~~) by the following vote:

|                    | <u>AYES</u> | <u>NAYS</u>   | <u>ABSTAINED</u> | <u>ABSENT</u> | <u>TO-WIT:</u> |
|--------------------|-------------|---------------|------------------|---------------|----------------|
| <u>TOTAL VOTES</u> | <u>9</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>BRADBURY</u>    | <u>✓</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>BURNS</u>       | <u>✓</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>EISBART</u>     | <u>✓</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>GiaQUINTA</u>   | <u>✓</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>HENRY</u>       | <u>✓</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>REDD</u>        | <u>✓</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>SCHMIDT</u>     | <u>✓</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>STIER</u>       | <u>✓</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |
| <u>TALARICO</u>    | <u>✓</u>    | <u>      </u> | <u>      </u>    | <u>      </u> | <u>      </u>  |

DATE: 6-12-84

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-75-84 on the 12th day of June, 1984,

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Ray A. Ebert  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th day of June, 1984, at the hour of 11:30 o'clock P..M., E.S.T.

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 13th day of June, 1984, at the hour of 4:00 o'clock P..M., E.S.T.

Win Moses, Jr.  
WIN MOSES, JR., MAYOR



APPLICATION FOR DESIGNATION  
AS AN ECONOMIC REVITALIZATION AREA  
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant ALAN R. GILBERT, M. D., INC.
2. Owner(s) ALAN R. GILBERT, M. D., INC.
3. Address of Owner(s) 3030 Lake Avenue  
Fort Wayne, IN 46805
4. Telephone Number of Owner(s) (219) 423-2567
5. Relationship of Applicant to Owner(s) if any -
6. Address of Applicant Same
7. Telephone number of Applicant ( ) Same
8. Address of Property Seeking Designation Southwest corner of Lake &  
Maycrest Drive
9. Legal Description of Property Proposed for Designation (may be attached) Part of Section 6, Township 30 North, Range 113 East in Allen  
County, Indiana
10. Townwhip Adams
11. Taxing District City



12. Current Zoning R3
13. Variance Granted (if any) ~~no~~ Medical Building -
14. Current Use of Property
- a. How is property presently used? Vacant land
- b. What Structure(s) (if any) are on the property? None
- b. What is the condition of this structure/these structures? n/a
15. Current Assessed Value of Real Estate -
- a. Land 500
- b. Improvements
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$50
17. Description of Proposed Improvements to the Real Estate
- Medical office building for 3 doctors to be built of 3,500 - 4,500 sq. ft.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- August, 1984
- b. When is completion expected? February, 1985
19. Cost of Project (not including land costs) \$400,000



20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 15

lation of this new manufacturing equipment? \_\_\_\_\_

b. What is the nature of those jobs? physicians, nurses, office staff

c. Anticipated time frame for reaching employment level stated above?

within one year of completion

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) -0-

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The area has a large number of older homes which has

reduced the incentive for commercial development. The small size (.8 acre) of the lot has also made commercial development very difficult for this plot of land.

The shut-down of International Harvester has surpressed normal economic development in the surrounding area, which includes the area which Alan R. Gilbert, M.D., Inc. is proposing to construct a building.



23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? (1) Increase the tax base for the city. (2) Provide new jobs. (3) Increase the quality of medicine in Fort Wayne with new facilities.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?        YES   X   NO

26. Financing on Project

What is the status of financing connected with this project?

No financing yet



I hereby certify that the information and representation on this Application are true and complete.

Alant Gilbert -  
Signature(s) of Owners

4-29-84

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:



ALAN R. GILBERT, M.D., INC.  
3030 LAKE AVENUE  
FORT WAYNE, INDIANA 46805

| DATE | INVOICE | AMOUNT |
|------|---------|--------|
|      |         |        |
|      |         |        |
|      |         |        |
|      |         |        |
|      |         |        |

71-34  
749

2517

PAY

*fifty and XX/100*

| DATE    | TO THE ORDER OF               | GROSS AMOUNT | DESCRIPTION | DISC | NET AMOUNT |
|---------|-------------------------------|--------------|-------------|------|------------|
| 4/27/64 | Dept. of Economic Development |              |             |      | 50.00      |

DOLLARS



INDIANA BANK  
AND TRUST CO.  
FORT WAYNE, INDIANA 46801

*Alan R. Gilbert*

⑈002517⑈ ⑆074900343⑆ 48⑈ 1 433 490⑈



BILL NO. R-84-05-28

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS REFERRED AN

~~XXXXXXXXXX~~ DECLARATORY RESOLUTION confirming the designation of an  
ORDINANCE

"Economic Revitalization Area" under I.C. 6-1.1-12.1

(Southwest corner of Lake and Maycrest Drive --- Alan R. Gilbert,

M.D., Inc.)

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE PASS.

MARK E. GIAQUINTA, CHAIRMAN

JAMES S. STIER, VICE CHAIRMAN

JANET G. BRADBURY

THOMAS C. HENRY

DONALD J. SCHMIDT

*Mark E. GiaQuinta*

*James S. Stier*

*Janet G. Bradbury*

*Thomas C. Henry*

*Don J. Schmidt*

CONCURRED IN

6-12-88  
SANDRA E. KENNEDY, CITY CLERK



DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution

B-8405-28

DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution confirming the designation of an "Economic Revitalization Area" under I.C. 6-1.1-12.1.(Southwest corner of Lake and Maycrest Drive; Alan R. Gilbert, M.D.,Inc.)EFFECT OF PASSAGE A medical building will be constructed on land that is presently vacant providing new jobs and increasing the quality of medicine in the community.EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$400,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) \_\_\_\_\_



NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL

(RESOLUTIONS NO. R-84-05-27 AND S-84-05-28 )

Notice is hereby given that the Common Council of the City  
of Fort Wayne, Indiana, approved a Resolution on May 22, 1984,  
date  
designating property at Southwest corner of Lake and Maycrest Drive --  
Alan R. Gilbert, M.D., Inc.

an Economic Revitalization Area. A description of the affected area  
can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether  
the above described resolution should be confirmed, modified and  
confirmed or rescinded on Tuesday, June 12, 1984, at 7:30 P.M.,  
date, time & place  
Room 128, City-County Building, One Main Street, Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after  
confirmation.

All interested persons are invited to attend and be heard  
at the public hearing.

*Sandra E. Kennedy*

Sandra E. Kennedy  
City Clerk





# The City of Fort Wayne

May 25, 1984

Ms. Trudy Sterling  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, IN 46802

Dear Ms. Sterling:

Please give the attached full coverage on the date of  
May 29, 1984, in both the News Sentinel and Journal  
Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, IN

Declaratory Resolutions:  
R-84-05-25 & R-84-05-26

R-84-05-27 & R-84-05-28

R-84-05-29 & R-84-05-30

R-84-05-31 & R-84-05-32

Please send us 5 copies of each of the Publisher's Affidavit  
regarding the above from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy  
City Clerk

SEK/ne

ENCL: 4



Fort Wayne Common Council  
(Governmental Unit)  
Allen County, IN

To JOURNAL-GAZETTE Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) - number of equivalent lines

Head number of lines 5  
Body number of lines 25  
Tail number of lines 2  
Total number of lines in notice 32

COMPUTATION OF CHARGES

32 lines, 1 columns wide equals 32 equivalent lines at .230¢ 7.36  
cents per line  
Additional charge for notices containing rule or tabular work (50 per cent of above amount)  
Charge for extra proofs of publication (50 cents for each proof in excess of two) 3 extra 1.50  
TOTAL AMOUNT OF CLAIM 8.86

DATA FOR COMPUTING COST

Width of single column 9.6 picas Size of type 6 point  
Number of insertions 1 Size of quad upon which type is cast 6

Pursuant to the provision and penalties of Ch. 89., Acts 1967.

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date May 29 84  
Title CLERK

FORM #904

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:  
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the JOURNAL-GAZETTE a DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time the dates of publication being as follows: 5/29/84  
Subscribed and sworn to me before this 29th day of May 1984  
Notary Public  
November 29, 1985  
My commission expires

NOTICE OF PUBLIC HEARING  
FORT WAYNE  
COMMON COUNCIL  
(RESOLUTIONS NO.  
R-84-05-27 AND R-84-05-28)  
Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on May 22, 1984, designating property at Southwest corner of Lake and Maycrest Drive-Alan R. Gilbert, M.D., Inc., an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.  
Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, June 12, 1984, at 7:30 P.M., Room 128, City-County Building, One Main Street, Fort Wayne, IN. If confirmed, said designation shall continue for one (1) year after confirmation.  
All interested persons are invited to attend and be heard at the public hearing.  
Sandra E. Kennedy  
City Clerk  
5--29



Fort Wayne Common Council  
(Governmental Unit)  
Allen County, IN

To NEW-SENTINEL Dr.  
P.O. BOX 100  
FORT WAYNE, INDIANA

PUBLISHER'S CLAIM

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Date May 29 1984 Title CLERK  
Drusilla Roose

FORM #903

PUBLISHER'S AFFIDAVIT

State of Indiana  
ALLEN County SS:  
Personally appeared before me, a notary public in and for said county and state, the undersigned Drusilla Roose who, being duly sworn, says that he/she is CLERK of the NEWS-SENTINEL DAILY newspaper of general circulation printed and published in the English language in the city of FORT WAYNE, INDIANA in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows: 5/29/84  
Subscribed and sworn to me before this 29th day of May 1984  
Notary Public  
My commission expires November 29, 1985

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COMMON COUNCIL  
(RESOLUTIONS NO.  
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Sandra E. Kennedy  
City Clerk  
5--29